

Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

**Council Chambers
10601 Magnolia Avenue
Santee, California**

December 5, 2007

This Adjourned Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:01 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/Commission/Authority Members Jack E. Dale, Brian W. Jones and Hal Ryan.

Staff present were: City Manager/Executive Director/Secretary Keith Till, City/Commission/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Gary Halbert, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Mike Rottenberg, Director of Community Services John Coates, Director of Human Resources Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Assistant to the Executive Director Pam White, City Engineer Steve Cresswell, City Planner Melanie Kush, Santee Sheriff's Captain Patricia Duke, City Clerk/Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

INVOCATION: Pastor Justin McMurdie, Santee Christian Church

PLEDGE OF ALLEGIANCE: Jack Griffles, Controller for TC Construction

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

Mayor Voepel requested that Communication from the Public be reordered to follow the Consent Calendar.

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**

- (B) **Approval of Meeting Minutes:**
Santee City Council 11-14-07 Adjourned Regular Meeting
Community Development Commission 11-14-07 Adjourned Regular Meeting
Santee Public Financing Authority 11-14-07 Adjourned Regular Meeting

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as amended with all voting aye.

Reordered to Follow Consent Calendar
COMMUNICATION FROM THE PUBLIC:

There were no speaker slips submitted for Communication from the Public.

2. PUBLIC HEARINGS:

- (A) **Public Hearing for the “Fanita” Planned Development, Final Environmental Impact Report, Development Review Permit (DR05-06), Vesting Tentative Map (TM05-04), Conditional Use Permits (P07-05, P07-06, P07-07, P07-08, P07-11) for Public Parks, and an Ordinance Approving and Executing a Development Agreement Between the City, Fanita Ranch, L.P. and Barratt American, Inc., for the Development of 1,380 Single Family Homes, 15 Live/Work Units, a Biological Habitat Preserve, Public Parks and Community Facilities. (Barratt American, Inc., Fanita Partners L.P.)**

The Public Hearing was opened at 7:06 p.m. Deputy City Manager/Director of Development Services Halbert, Senior Planner Kevin Mallory, and Director of Fire and Life Safety Rottenberg presented the staff report utilizing PowerPoint and answered Council’s questions. Deputy City Manager/Director of Development Services Halbert noted that no new issues have been brought forward since the end of the Environmental Impact Report [EIR] review period closed.

Entered into the Record:

City Clerk Troyan noted numerous pieces of correspondence had been received since the close of the EIR review period, and those documents have been made available to Council and will be incorporated into the administrative record.

PUBLIC SPEAKERS:

Speaking In Support were:

1. Nick Arthur, Barrett American, showed a DVD titled *Fanita: Parklands • Villages • Preserve*
2. Jerry Fazio
3. Dr. Lis Johnson, Santee School District
4. Rob McNelis
5. James Montague
6. Fred Daunis, Santee Firefighters Association
7. Dan O'Brien, Santee Chamber of Commerce
8. Sandy Pugliese
9. Ron Pennock, East County Construction Council
10. Elana Levens-Craig, business owner & SSD teacher
11. Steve Lucore
12. John Langdon
13. Howard Kummerman, Santee Chamber of Commerce President
14. Elaine Murphy
15. Martha Tassi
16. Jim Fonzi
17. Karen Fleck
18. Charlie Nicholas
19. Eid Fakhouri
20. Mike Lanz

Submitting speaker slips in favor but not wishing to speak were:

Denise Lotta, Allen Carlisle, Gail Ramer, Carol Davidson, Mike Armstrong, Dean Marshall, Todd Galarneau, Ed Bailey, Wes Wise of TC Construction, Jim Huson of the Santee Fire Fighters Association, Steve Coker of TC Construction, Lynette Greninger of JT Kruer, Sam Oh, Leon Rogers, Chris Schweiter of Barratt Homes, Scott Wissbaum, Harry Lanahan; Terry Cameron; Lori Lobaugh with JT Kruer, Teodora Podesta of TC Construction, Nancy Keenan of Dahlin Group, Steve Reid of Barratt American, Jose Tejeda, Kelly Harris, Jim Messick of Barratt American, Jennifer Cassidy, Rich Geisler of J. Whalen Associates, Howard Hudson, Sue Robbins, Bob Greninger of JT Kruer & Co., Mick Pattinson of Barratt American, Mario & Teresa Cabading, Lance Lay, Kris Rotsolk of TC Construction, Kathy Baker, Jim Whalen of JWA/Barratt American, Marianne Schaetze, Jim Kenway, Jim Panknin, Juanita Casas, Larry Liebel, Lou Ochoa, Steve Chiles, Sandra Lanahan, Robert Laing of Barratt American, Geoff Suger, Genie Gaudette, Steve Lobaugh, Ken Scraggton, Alan Tuthill, Rory Tiedge, Randy Rodriguez of JWA/Barratt American, Kenneth Yuraitis, Fred Kubitz, Alex Merrill, Alison Kenway, Vincent Gatan, Travis Jokerst, Marge Hudson, Jeanne Hudmiller, John Olsen of SCDC, Kelly Doyle, Jean Sanders, Art Ballantyne, Marcelo Peinado, Mike Ly, Kimberly Galewski, Carol Kuske, Connie Bailey, Scott Patterson, Patricia Cervantes, Lydia Payne, Maria Lenhoff, Augie Scalzitti, Michelle Rotsolk of TC Construction, Kim Fletcher, Jay Payne, Justin McMurdie, Donna Quinton of the Santee Fire Fighters Association, Chuck Knight, Helene Deisher, Bill Clark with the Santee School District, and Ray Bryan.

From a Neutral Position was Ron Scott reading a letter on behalf of Alice Eyerman, who was unable to stay.

In Opposition:

Speaking in Opposition were:

1. Van Collinsworth, Preserve Wild Santee, submitted letters and articles for the record
2. Robin Rierdan
3. Susan Quigley
4. Charlie Plavi
5. Ben Decker, Eucalyptus Hills Landowner's HOA
6. Suzanne Michael
7. Michael Beck, Endangered Habitats League
8. Paul Palombo

Submitting speaker slips in opposition but not wishing to speak were:

Frances Mercer, William Mercer, Joan Woodruff of Guardian Angels Church, Mercedes Smith, John Thomas, Ann Montgomery and G. Thomas Walters.

Mayor Voepel asked if there was anyone else in the audience that had not taken the opportunity to speak, but wished to do so. Lester Rovang spoke in opposition to the project and Shirley Hall requested additional information from a neutral position.

ACTION: With no other member of the public wishing to speak, on motion of Vice Mayor Minto, seconded by Council Member Jones, the Public Hearing was closed at 9:46 p.m. with all voting aye.

During Council y discussion, Division 5 Director, Dan McMillan and Director of Engineering and Planning Neil Brown, both from Padre Dam Municipal Water District, answered Council questions specific to water matters. Staff answered many questions and clarified information for Council. Council Member Ryan requested reclaimed water be accessible to the larger homes for their landscaping needs. Mayor Voepel asked staff to research the possibilities of a community garden and the use of solar power. Council Member Dale expressed caution regarding the temporary closing of Fanita Parkway during construction and further requested staff research the possibility of a beach feature for the lake, a signal light near West Hills High School and the re-stripping of Mast Boulevard for 3 lanes of traffic. With Council concurrence, he further asked that the Development Agreement be amended to contain language prohibiting a property transfer tax, which the applicant verbally agreed to.

ACTION: It was moved by Council Member Dale and seconded by Mayor Voepel to:

- Adopt the Resolution certifying the Final Environmental Impact Report for the Fanita Project and adopt the Statement of Overriding Considerations in compliance with the California Environmental Quality Act; and
- Adopt the seven Resolutions approving the Development Review Permit DR05-06, the Vesting Tentative Map TM 05-04, and 5 Conditional Use Permits P07-05, P07-06, P07-07, P07-08 and P07-1; and
- Introduce Ordinance 474 approving the amended Fanita Development Agreement and set the Second Reading for the December 12th Regular meeting;

The motion carried with all voting aye.

3. ORDINANCES (First Reading):

See Item 2A

4. CITY COUNCIL REPORTS: None

5. CONTINUED BUSINESS: None

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

This item was reordered to be heard after the Consent Calendar.

8. CITY MANAGER REPORTS: None

9. COMMUNITY DEVELOPMENT COMMISSION:
(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:
(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

12. CLOSED SESSION: None

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 11:29 p.m.

Date Approved: January 9, 2008

/s/Linda Troyan

Linda Troyan, Commission Secretary
and for Authority Secretary Keith Till